



BOARD OF ZONING ADJUSTMENTS

Draft Agenda

August 8, 2016

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 *a.m.*

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

Nikolaus Richard

Michael K. Broussard

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **August 18, 2016**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

This is the Draft Agenda

Should you wish to view an application you may do so online at onestopapp.nola.gov. The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

E-mail – CPCinfo@nola.gov or the planner listed on the agenda
Mail – 1300 Perdido Street Room 7W03, New Orleans, Louisiana 70112
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments. The deadline for public comment is **no later than 5:00 p.m. on the Monday before the meeting.**

- A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules
- B. Election of Officers
- C. BZA Dockets – Former Comprehensive Zoning Ordinance¹ - Unfinished Business

ITEM 1 – Docket Number: 081-15

Applicant or Agent: Harry Baker Smith Architects, 515 Toulouse, L.L.C.,
Property Location: 515-517 Toulouse Street & 516 Wilkinson **Zip:** 70130
Bounding Streets: Toulouse St., Decatur St., Chartres St., & Wilkinson St.
Former Zoning: VCC-2 Vieux Carré Commercial District
Current Zoning: VCC-2 Vieux Carré Commercial District
Historic District: N/A **Planning District:** 1b
Existing Use: Vacant Mixed-Use **Square Number:** 26
Proposed Use: Commercial/Residential (25 units) **Lot Number:** 10, 11, 12, 16, B, A
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.5.7 (Table 8-D) of the former Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of an existing building to a mixed-use structure with excessive height.

Requested Waiver:

Section 8.5.7 (Table 8.D) – Maximum Building Height

Required: 50 feet Proposed: 53 feet Waiver: 3 feet



¹ The former Comprehensive Zoning Ordinance (CZO) was rendered ineffective as of August 12, 2015 with the adoption of a new Comprehensive Zoning Ordinance (CZO), however complete building applications prior to the adoption of the new CZO require zoning review and regulation under the former CZO.

ITEM 2 – Docket Number: 157-15

Applicant or Agent: John F. Wheelock, Jr.
Property Location: 2031 State Street **Zip:** 70118
Bounding Streets: State St., Freret St., Richmond Pl., & Loyola Ave.
Former Zoning: RS-2 Single Family Residential District
Current Zoning: HU-RS Historic Urban Single-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** LSS
Proposed Use: Single-Family Residence **Lot Number:** B
Project Planner: Danica Adams (dcadams@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3, and Article 15, Section 15.6.6 of the former Comprehensive Zoning Ordinance (CZO).

Request: This request is to permit two (2) parking spaces in the front yard and excessive paving of the required front yard area. **(AFTER THE FACT)**

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 2 Spaces Waiver: 2 Spaces

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Required: ≤ 40% Provided: 53% (563 sq. ft.) Waiver: 13% (163 sq. ft.)

D. BZA Dockets – Current Comprehensive Zoning Ordinance² - Unfinished Business

ITEM 3 – Docket Number: 044-16

Applicant or Agent: The City Of New Orleans
Property Location: 3950 Alvar Street **Zip:** 70126
Bounding Streets: Alvar St., Chickasaw St., Desire Pkwy, Almonaster Ave.
Zoning District: LI Light Industrial District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 31
Proposed Use: Motor Vehicle Service & Repair, Minor **Lot Number:** T
Project Planner: Tyler Antrup (tjantrup@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 16, Section 16.3.A.2 (a) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a motor vehicle repair facility with an excessive front yard setback.

Requested Waiver:

Section 16.3.A.2 (a)- Front Yard Build To Line

Permitted: 20' maximum Provided: 148' Waiver: 128'

Section 24.14.C – Billboard Standards

Required: 1000' Provided: 280' Waiver: 720'



² The new Comprehensive Zoning Ordinance became effective August 12, 2015.

ITEM 4 – Docket Number: 047-16

Applicant or Agent: Gebre E. Amare, Michael Tifft
Property Location: 1544 Gentilly Boulevard **Zip:** 70119
Bounding Streets: Gentilly Blvd., Laharpe St., Paul Morphy St., Bayou Rd.
Zoning District: HU-B1 Neighborhood Business District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 1530
Proposed Use: Retail Goods Establishment **Lot Number:** X 6 & 7
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 12, Section 12.3.A.1 (Table 12-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a retail goods establishment with insufficient rear yard depth. **(AFTER THE FACT)**

Requested Waiver:

Section 12.3.A.1 (Table 12-2) – Rear Yard Setback

Required: 15' Provided: 5'-½" Waiver: 9'-11 ½"



ITEM 5 – Docket Number: 053-16

Applicant or Agent: Michael Wood
Property Location: 3207 Gravier Street **Zip:** 70119
Bounding Streets: Gravier St., Tulane Ave., S Lopez St., S Rendon St.
Zoning District: MU-2 High Intensity Mixed-Use District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 664
Proposed Use: Two-Family Residence **Lot Number:** 2
Project Planner: Stosh Kozlowski (sakozlowski@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:

Section 22.4 (Table 22-1) – Off-Street Parking

Required: 2 Spaces Provided: 1 Space Waiver: 1 Spaces



E. BZA Dockets – Current Comprehensive Zoning Ordinance³ - New Business**ITEM 6 – Docket Number: 057-16**

Applicant or Agent: Suzanna Dishman, Michelle Duhon
Property Location: 730-732 Louisa Street **Zip:** 70117
Bounding Streets: Dauphine, Louisa, Clouet, Royal
Zoning District: HMR-3 Historic Marigny/Tremé/Bywater Residential District
Historic District: Bywater **Planning District:** 7
Existing Use: Two-Family Residence **Square Number:** 171
Proposed Use: Two-Family Residence **Lot Number:** O or C PT 13
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This is a request for a variance from the provisions of Article 9, Section 9.3A (Table 9-2) of the Comprehensive Zoning Ordinance.

Request: This is a request to permit an addition onto a two-family residence, resulting in insufficient minimum rear yard setback.

Requested Waivers:**Section 9.3A (Table 9-2) – Rear Yard**

Permitted: 20' Provided: 15'-8.5" Waiver: 2'-4"

**ITEM 7 – Docket Number: 058-16**

Applicant or Agent: Jawad Gharib
Property Location: 4500 Old Gentilly Road **Zip:** 70126
Bounding Streets: Gentilly Rd., Louisa, I-10 Expressway
Zoning District: C-2 Auto-Oriented Commercial District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** St. Geme
Proposed Use: Mixed-Use **Lot Number:** Undesignated
Project Planner: Brittany DesRocher (bbdesrocher@nola.gov)

Request Citation: This is a request for variances from the provisions of Article 24, Section 24.12.D of the Comprehensive Zoning Ordinance.

Request: This is a request to permit a freestanding sign with excessive area and excessive height.

Requested Waivers:**Section 24.12.D-Freestanding Signs (Table 24-2)**

Permitted: 32 sq. ft. Provided: 228 sq. ft. Waiver: 196 sq. ft.



³ The new Comprehensive Zoning Ordinance became effective August 12, 2015.

F. Director of Safety and Permits Decision Appeals – Unfinished Business

ITEM 8 – Docket Number: 056-16

Applicant or Agent: Leonard Washington, Michael Tiff
Property Location: 1421-1423 Marais Street **Zip:** 70116
Bounding Streets: Kerlerec St., N. Villere St., Esplanade Ave., Marais St.
Zoning District: HMR-3 Historic Marigny/Tremé/Bywater Residential District
Historic District: Treme **Planning District:** 4
Existing Use: Two-Family Residence **Square Number:** 501
Proposed Use: Multi-Family Residence **Lot Number:** F19

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the loss of non-conforming use of a nine-plex.

G. Director of Safety and Permits Decision Appeals – New Business

ITEM 13 – Docket Number: 059-16

Applicant or Agent: Trapolin Miles, Lili Legardeur
Property Location: 203-205 S. Jefferson Davis Parkway **Zip:** 70119
Bounding Streets: S. Jefferson Davis Pkwy., Cleveland Ave., Clark St., Palmyra St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant **Square Number:** 685
Proposed Use: Mixed-Use **Lot Number:** 16

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the issuance of a building permit for a non-conforming use.

H. Adjournment